

166.0

0003

0006.B

Map

Block

Lot

1 of 1
CARDResidential
ARLINGTONAPPRAISED:
USE VALUE:
ASSESSED:Total Card / Total Parcel
547,000 / 547,000
547,000 / 547,000
547,000 / 547,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
47		OAKLAND AVE, ARLINGTON

OWNERSHIP	Unit #:
Owner 1: WINDOVER TUCKER H	
Owner 2:	
Owner 3:	
Street 1: 47 OAKLAND AVE	
Street 2:	
Twn/City: ARLINGTON	
St/Prov: MA	Cntry:
Postal: 02476	Own Occ: Y

PREVIOUS OWNER

Owner 1: PARSONS JAMES L III -
Owner 2: -
Street 1: 47 OAKLAND AVE
Twn/City: ARLINGTON
St/Prov: MA
Postal: 02476

NARRATIVE DESCRIPTION

This parcel contains .166 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1964, having primarily Vinyl Exterior and 837 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 5 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exempt		
Flood Haz:						
D		Topo				
s		Street				
t		Gas:				

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		7240	Sq. Ft.	Site		0	70.	0.84	8			Ledge	-5						423,738						423,700	

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value	Legal Description
101	7240.000	122,600	700	423,700	547,000	
Total Card	0.166	122,600	700	423,700	547,000	Entered Lot Size
Total Parcel	0.166	122,600	700	423,700	547,000	Total Land:
Source:	Market Adj Cost		Total Value per SQ unit /Card:	653.52	/Parcel: 653.52	Land Unit Type:

User Acct	110007
GIS Ref	
GIS Ref	
Insp Date	
06/01/18	



USER DEFINED

Prior Id # 1:	110007
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
LAST REV	
Date	Time
12/30/21	15:42:33
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	122,600	700	7,240.	423,700	547,000		Year end	12/23/2021
2021	101	FV	118,500	700	7,240.	423,700	542,900		Year End Roll	12/10/2020
2020	101	FV	118,800	700	7,240.	423,700	543,200		Year End Roll	12/18/2019
2019	101	FV	106,000	700	7,240.	423,700	530,400		Year End Roll	1/3/2019
2018	101	FV	107,100	0	7,240.	375,300	482,400		Year End Roll	12/20/2017
2017	101	FV	107,100	0	7,240.	314,800	421,900		Year End Roll	1/3/2017
2016	101	FV	107,100	0	7,240.	314,800	421,900		Year End	1/4/2016
2015	101	FV	109,200	0	7,240.	272,400	381,600		Year End Roll	12/11/2014

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
PARSONS JAMES L	50272-1		10/28/2007		339,000	No	No		
FLINN CATHERINE	48076-367		8/30/2006		329,000	No	No		
LYNCH JOTAL	27821-42		10/30/1997		159,900	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
9/22/2014	1233	Foundati	5,000		9/22/2014			Build foundation f
5/23/2006	400	Re-Roof	2,000					
8/15/2001	557	Wood Dec	2,500	C				10X11 WOOD DECK

ACTIVITY INFORMATION

Date	Result	By	Name
6/1/2018	Meas/Inspect	BS	Barbara S
3/4/2009	Meas/Inspect	163	PATRIOT
12/22/2008	Measured	336	PATRIOT
12/3/2008	MLS	MM	Mary M
11/29/2006	MLS	MM	Mary M
12/17/1999	Mailer Sent		
12/6/1999	Measured	243	PATRIOT
1/1/1982		GP	
Sign:	VERIFICATION OF VISIT NOT DATA		

